PLANNED INDUSTRIAL MASTER PLAN

SUMTER, LLC INDUSTRIAL PARK

LOCATION

PROJECT NOTES:

PROJECT AREA - 180.06 ACRES EXISTING PARCEL ZONING - 45

PROPOSED ZONING - INDUSTRIAL PLANNED UNIT DEVELOPMEN

GENERAL NOTES:

- ROADWAY ALIGNMENTS, PARKING LOCATIONS, DRA LOCATIONS, AND PHASING ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.

- PROJECT WILL REMAIN BELOW DRI THRESHOLD CRITERIA AS DEFINED BY $\,$ F.S. CHAPTER $\,$ 380, F.A.C. CHAPTERS $\,$ 28-24.
- 5. POTABLE WATER AND SANITARY SEWER SERVICES ARE TO BE PROVIDED BY THE CITY OF WILDWOOD.
- 6. LOCATION & QUANTITY OF FIRE HYDRANTS TO COMPLY WITH APPLICABLE CODES.
- 7. EXISTING WELLS MAY BE USED FOR IRRIGATION UNTIL RE-USE WATER IS AVAILABLE
- FLORIDA POWER EASEMENT MAY BE UTILIZED FOR OPEN SPACE, ROAD CROSSINGS, PARKING AND STORMWATER RETENTION
- ALL PROPOSED STREETS WITHIN THE BOUNDARIES OF THE SUMTER, LLC INDUSTRIAL PARK PUD SHALL BE PRIVATELY MAINTAINED.
- 12. SIGN DESIGN & LOCATION WILL CONFORM WITH SUMTER COUNTY LDR ARTICLE IV DIVISION 15 SIGN STANDARDS.
- A PROPOSED PROPERTY OWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE RETENTION AREAS AND ROADWAYS.
- 15. THERE ARE NO KNOWN HISTORICAL STRUCTURES OR AREAS THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
- PORTIONS OF THE PROJECT ARE WITHIN AN UN-NUMBERED 'A' FLOOD ZONE, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD INSURANCE RATE MAP (FIRM) FOR SUNTER COUNTY, FLORIDA, PARELS 12029600508, 1202960756, 12029601008, AND 12029601298 EFFECTIVE MARCH 15, 1982. SPECIFIC FLOOD PLAIN IELEVATIONS AND LIMITS WILL BE DETERMINED DURING THE DRAINAGE DESIGN STAGE, AND FLOOD PLAIN IMPACTS WILL BE MITTIGATED PER SWFMMD REQUIREMENTS.
- ALL BUILDING SHALL HAVE A FINISHED FLOOR ELEVATION NO LESS THAN 1' ABOVE THE 100
 YEAR FLOOD ELEVATIONS.
- WETLAND INFORMATION PROVIDED BY USGS. MORE SPECIFIC WETLAND JURISDICTIONAL AREA: AND MITIGATION REQUIREMENTS WILL BE DETERMINED BY FORMAL SWFWMD PROCESS.

PROJECT OWNER AND CONSULTANTS

APPLICANT/DEVELOPER: SUMTER, LLC 2212 58TH AVENUE EAST BRADENTON, FL 34203 PHONE: (941) 359-9000

SURVEYOR: FARNER, BARLEY & ASSOCIATES, INC. 4450 N.E. 83RD ROAD WILDWOOD, FL 34785 PHONE: (352) 748-3126

AGENCY CONTACT LISTING

ELECTRIC S.E.C.O. 3369 WEDGEWOOD LANE THE VILLAGES, FL 32162 ALAN KIMBLEY (352) 303-4388

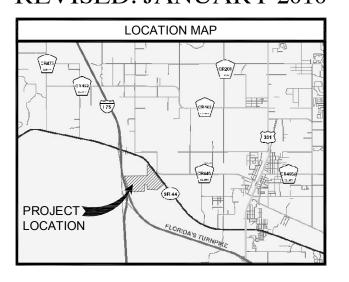
SEWER OTY OF WILDWOOD UTILITIES

SECTIONS 2 AND 3, TOWNSHIP 19 SOUTH, RANGE 22 EAST

SUMTER COUNTY, FLORIDA

AUGUST 2009 REVISED: JANUARY 2010





LEGAL DESCRIPTION

A PORTION OF SECTION 2 AND SECTION 3, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 OF SECTION 2-19-22; THENCE SOUTH 8959/12" EAST ALONG THE SOUTH LINE OF SW 1/4 OF THE NW 1/4, SECTION 2-19-22, A DISTANCE OF 1310.74 FEET; THENCE NORTH 0015/09" EAST ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 SECTION 2-19-22, A DISTANCE OF 1326.86 FEET; THENCE NORTH 8956/38" EAST ALONG THE SECTION 2-19-22, A DISTANCE OF 121.64 FEET TO A POINT ON THE SOUTHWEST ROHT OF WAY LINE OF STATE ROAD NUMBER 44: (THE FOLLOWING 3 COURSES ARE ALONG THE SOUTHWEST ROHT OF WAY LINE OF STATE ROAD NUMBER 44: (THE NORTH COURSE SOUTH 373701" EAST 1805.5 FEET; THENCE SOUTH 572701" EAST 1805.5 FEET; THENCE SOUTH 522259" EAST 1015.61 FEET; THENCE SOUTH 373701" EAST 2850.00 FEET; THENCE SOUTH 522259" WEST 1015.61 FEET; THENCE NORTH 0014'54" EAST 285.17 FEET; THENCE NORTH 8920'12" WEST 1026.91 FEET; THENCE NORTH 380'131" WEST 786.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FLORIGIAT SW01'31" WEST 1086.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FLORIGIAT SW01'31" KIGHT OF WAY, 1983.14 FEET; THENCE NORTH 1015 THENCE NORTH 1015 TO FWAY, 1983.14 FEET; THENCE NORTH 1015 TO FINE SE 1/4 OF SECTION 3-19-22, A DISTANCE OF 1426.31 FEET TO THE POINT OF BEGINNING. BEGIN AT THE WEST 1/4 OF SECTION 2-19-22; THENCE SOUTH 89'59'12" EAST ALONG THE

CONTAINING 180.06 ACRES MORE OR LESS.

DRAWING INDEX

SHEET

TITLE SHEET

EXISTING CONDITIONS PROPOSED DEVELOPMENT PLAN

PREPARED BY



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PROJECT NO. 142205000

TITLE SHEET

SUMTER, LLC INDUSTRIAL PARK

SHEET NUMBER

